

November 17-18, 2022

ITEM 203-2006-R1122

Request for Authorization to Plan, Program and Design a New Student Housing Facility; Montana State University

THAT

Consistent with the Board’s authority to manage and control the Montana University System, BOR 1003.7, and MCA 20-25-302, the Board of Regents authorizes Montana State University to plan, program and design a new student housing facility. This request is for \$6,000,000.

EXPLANATION

1. While MSU maintains the ability to meet Freshmen housing needs, University Student Housing has consistently been at, or near, capacity for 10 years, leaving almost no flexibility to accommodate increases in demand from non-freshmen students or to conduct maintenance or renovations.
2. This authorization allows MSU to plan and design a project to expand student housing facilities by evaluating potential site considerations for a new facility; designing massing options; vetting types of construction materials and building systems; determining mix and layout of occupant rooms; planning for associated cost considerations and timelines; and securing pre-construction services from a general contractor for market pricing.
3. MSU has strong enrollment growth, which in turn has resulted in growth in occupancy across the housing system which consists of Residence Life and University Student Apartments. During the past 10 years, Residence Life has averaged 96% occupancy while University Student Apartments has averaged 95% occupancy.

Fall Semester	Res Life Occupancy	University Student Apartment Occupancy	% of Total Students in University Housing
2014	100%	97%	27.44%
2015	100%	91%	27.01%
2016	99%	95%	28.69%
2017	99%	96%	28.19%
2018	98%	94%	27.38%
2019	96%	96%	27.15%
2020	81%	96%	26.05%
2021	96%	92%	29.30%
2022	94%	98%	29.93%

4. Yellowstone Hall opened in Fall 2016 with more than 400 beds and was over-subscribed upon opening. Hyalite Hall opened in Fall 2020 with 510 beds and was over-subscribed upon opening as well. Gallatin Hall opened in Fall 2013 with suite-style living for upper-class students.
5. Significant renovations of Langford and Hapner Halls were complete in Fall 2012.
6. Additional student housing is needed to accommodate current demand, allow for future enrollment growth, and provide swing space for MSU to begin renovating its older residential facilities.
7. If MSU desires to pursue a construction project, the university will bring a future request to the Board of Regents to secure full construction authority and related financing approvals.
8. Programming and design work will be funded with auxiliary housing revenues in excess of ongoing operational needs and debt service obligations. No state appropriated funds or tuition revenues will be utilized in this project, in accordance with MCA 20-25-405.
9. This item requests authorization for programming and design only – it does not authorize construction, financing or any operations & maintenance funding for this project.

ATTACHMENTS

Attachment #1: Physical Plant B 1003.7